161.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	739,400 / 739,400
					USE VALUE:	739,400 / 739,400
					ASSESSED:	739,400 / 739,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
206		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCGANN KEVIN ETAL/ TRUSTEES
Owner 2:	KEVIN D MCGANN LIVING TRUST
Owner 3:	
Street 1:	206 WACHUSETT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LARKIN LYNNE E--ETAL -
Owner 2:	MC GANN KEVIN -
Street 1:	206 WACHUSETT AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .122 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Aluminum Exterior and 1520 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5334.000	333,400		406,000	739,400
Total Card	0.122	333,400		406,000	739,400
Total Parcel	0.122	333,400		406,000	739,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.45 | /Parcel: 486.45

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 107690
GIS Ref:
GIS Ref:
Insp Date: 10/24/08

!12615!

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	333,400	0	5,334.	406,000	739,400		Year end	12/23/2021
2021	101	FV	323,600	0	5,334.	406,000	729,600		Year End Roll	12/10/2020
2020	101	FV	323,800	0	5,334.	406,000	729,800	729,800	Year End Roll	12/18/2019
2019	101	FV	246,800	0	5,334.	406,000	652,800	652,800	Year End Roll	1/3/2019
2018	101	FV	246,800	0	5,334.	342,200	589,000	589,000	Year End Roll	12/20/2017
2017	101	FV	246,800	0	5,334.	313,200	560,000	560,000	Year End Roll	1/3/2017
2016	101	FV	246,800	0	5,334.	266,800	513,600	513,600	Year End	1/4/2016
2015	101	FV	241,000	0	5,334.	232,000	473,000	473,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:15:50

LAST REV

Date	Time
09/04/20	11:30:25
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 12615

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LARKIN LYNNE E-	75451-90	1	8/25/2020	Convenience	1	No	No		
MCGANN KEVIN/ET	23401-360		7/8/1993		1	No	No		A

USER DEFINED

Prior Id # 1:	107690
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2015	1092	New Wind	9,500		8/11/2015			Install 15 replace
2/27/2006	121	Redo Kit	50,000					1/2 bath remodel a

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2015	Permit Insp	PC	PHIL C
10/24/2008	Meas/Inspect	163	PATRIOT
11/7/2000	Hearing N/C	264	PATRIOT
11/24/1999	Meas/Inspect	263	PATRIOT
7/22/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5334		Sq. Ft.	Site		0	70.	1.09	7									406,013						406,000	

Total AC/HA:	0.12245	Total SF/SM:	5334	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	406,013	Spl Credit		Total:	406,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34078944
Const Adj.:	0.98000199
Adj $ / SQ:	170.817
Other Features:	89800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409551
Depreciation:	76177
Depreciated Total:	333375

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2007
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

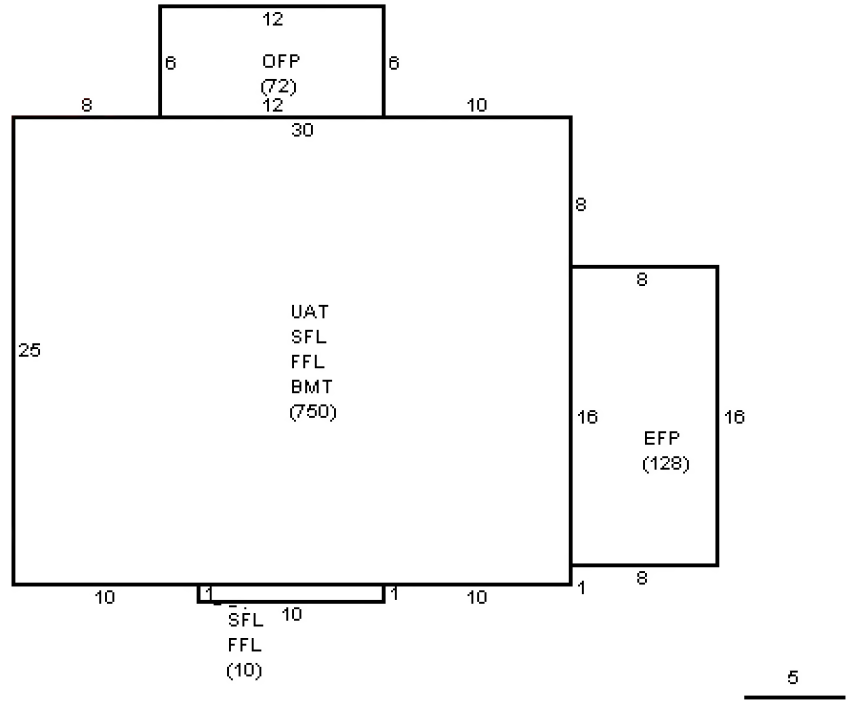
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.82
Special Features:	0	Val/Su Net:	125.43
Final Total:	333400	Val/Su SzAd	219.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	760	170.820	129,821
SFL	Second Floor	760	170.820	129,821
BMT	Basement	750	51.250	38,434
UAT	Upper Attic	188	68.330	12,811
EFP	Enclos Porch	128	47.520	6,083
OFP	Open Porch	72	38.630	2,781

Net Sketched Area:	2,658			Total:	319,751
Size Ad	1520	Gross Area	3220	FinArea	1520

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	